

FAUQUIER COUNTY
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THIRD FLOOR - COURT AND OFFICE BUILDING
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TECHNICAL MEMORANDUM

TO: Melissa Dargis, Assistant Chief of Planning
FROM: Jennifer Kilanski, P.E., Engineer
DATE: March 16, 2004
SUBJECT: Fauquier Feed Supply/Sevinsky
REZN04-CR-005 PIN 7808-31-4577

The Engineering Department has reviewed the above referenced plan and has the following comments:

1. The entire property is in the 100-year floodplain. A LOMA was issued in 1998 and states that 2 grain bins (old buildings?) are not in the floodplain but other buildings are in the floodplain. An adjacent parcel to the east (PIN 7808-31-8892) has a LOMA that states that the flood elevation is 280.5' (NGVD29).
2. Accessory structures and storage of materials in a floodplain requires a Special Exception.
3. A commercial entrance is typically required for this type of activity.
4. The soils type indicates that wetlands may be present. The expansion of any use should warrant a wetlands investigation.
5. The wash area should be directed into some type of BMP facility.
6. Building 1 appears to have been constructed after the 1998 aerial photo for GIS was taken. This building appears to be in the floodplain. It does not appear that a Special Exception was granted.
7. What provisions were made to protect Brown's Run from contaminants, such as fertilizer, gasoline, etc., that would enter the water due to flooding?

Please contact me with any question you may have regarding this review.